



# BOULTONS

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2 Robin Hood Road  
Ferndale, HD2 1NR

Offers Around £310,000

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This attractive and MODERN four bedroom link detached property is well located in a now established and popular development often sought out by families and professionals alike. The GENEROUSLY proportioned accommodation occupies a DELIGHTFUL position and is presented to a high standard making it an ideal “MOVE IN READY” family home. Situated within close proximity of local schools, daily amenities and commuter links both to the town centre and the motorway network. This property briefly comprises an entrance hall, cloakroom/w.c, lounge, separate dining room, dining kitchen and utility to the ground floor. To the first floor there are four bedrooms, the master boasting en suite shower room, and a family bathroom. Externally there is a front garden, a driveway, and garage, as well as a privately enclosed rear garden. Internal viewings are advised to truly appreciate the modern accommodation on offer.

#### ACCOMMODATION

#### GROUND FLOOR

#### RECEPTION HALL

Accessed via a composite double glazed front door with privacy glass inset, this generous sized reception hall has a turned feature staircase to the first floor and access to the principle ground floor rooms. You will find an attractive walnut style floor covering, a central heating radiator and two useful cupboard storage areas, one of which is positioned under the stairs and the other is a separate cloaks storage unit with shelving.

#### WC

Fitted with a pedestal hand wash basin and low flush wc. There is a complementary tiled floor covering, a central heating radiator, fuse board and a uPVC double glazed window with privacy glass inset positioned to the front elevation

#### LOUNGE

19'5" x 12'4"

A substantial, well presented reception room positioned at the front of the property, enjoying an open aspect over the surrounding area and across the front garden and good levels of natural light via the uPVC double glazed bay window which is supplemented by a further uPVC double glazed window to the gable end of the property. There are two central heating radiators and a continuation of the walnut style floor covering.

#### FORMAL DINING ROOM/SECOND SITTING ROOM

14'6" x 8'9"

Located at the rear of the property with uPVC double glazed French doors providing natural light and leading out to the exterior of the property. You will also find a central heating radiator and a continuation of the walnut style floor covering.

#### DINING KITCHEN

12'11" x 10'11"

Fitted with a range of wall and base units in a beech style with stainless steel bar handle trim and black marble effect, post form working surfaces which incorporating a one and a half bowl stainless steel inset sink unit and drainer with spray mixer tap over and there is also a four ring gas hob. The kitchen is further equipped with a double oven beneath the hob and an extractor canopy over, integrated dishwasher and integrated fridge and freezer. There are part tiled splashbacks surrounding the preparation areas and a uPVC double glazed window positioned to the rear elevation adjacent to the sink. Central heating radiator and the walnut style floor covering. An internal door leads to the utility.

#### UTILITY ROOM

8'2" x 4'5"

With a continuation of the walnut style floor covering, marble effect worktop, central heating radiator, plumbing for a washing machine, part tiled splashbacks and a uPVC double glazed window to the rear elevation. A solid composite door gives access to the exterior and an internal door leads through to the integral garage.

#### GARAGE

20'0" x 8'5"

Housing the Ideal Logic boiler, power and light, roof void (not inspected at the time of the appraisal) but providing additional storage, we are informed. There is an up and over garage door.

#### FIRST FLOOR

#### BEDROOM 1 (MASTER)

Taking in the attractive aspect over the surround area via the uPVC double glazed window positioned to the front elevation. There is also a central heating radiator and a range of floor to ceiling, mirror fronted triple robes which provide a range of hanging and shelving. An internal door leads to the en suite shower room.

#### EN SUITE SHOWER ROOM

Fitted with a white three piece suite comprising pedestal hand wash basin, low flush wc and quadrant shower cubicle. Part tiled splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset positioned to the gable end of the property.

#### BEDROOM 2, rear

With a uPVC double glazed window to the rear elevation, central heating radiator and a contemporary triple, sliding door fronted fitted wardrobe which provides hanging and shelving. There is a matching set of dresser drawers in a similar high gloss, ash style finish.

#### BEDROOM 3, rear

11'1" x 9'3"

Another double bedroom with a uPVC double glazed window to the rear elevation and a central heating radiator.

#### BEDROOM 4, front

9'3" x 7'8"

With a uPVC double glazed window taking in the aforementioned aspect, central heating radiator.

#### FAMILY BATHROOM

9'1" x 7'1"

Fitted with a white three piece suite comprising pedestal hand wash basin with chrome mono block mixer tap, low flush wc and a panel bath with fitted shower over. Part tiled splashbacks surround the wet areas and there is a complementary tiled floor, central heating radiator and a uPVC double glazed window with privacy glass inset. Linen/cylinder cupboard.

#### LANDING

A galleried style landing with a central heating radiator and a loft hatch (roof void not inspected at the rime of the appraisal).

#### OUTSIDE - FRONT

There is a large, predominantly lawned front garden area behind wrought iron railings and a driveway providing ample off road parking and leading to the attached garage.

#### REAR GARDEN

Another lawned garden with raised banking and a good degree of privacy. Small patio area adjacent to the French doors leading from the property.

#### COUNCIL TAX. BAND D

#### TENURE

We understand that the property is a freehold arrangement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC